

# Officer Delegated Report - DC/18/2551/RM

**Land Nw Of Haverhill Anne Sucklings Lane Little Wratting Suffolk**

**Date** 24.12.2018 **Expiry Date:** 18.02.2019  
**Registered:**

**Case** Penny Mills **Recommendation:** Grant  
**Officer:**

**Parish:** Haverhill Town **Ward:** Haverhill North  
Council (EMAIL)

**Proposal:** Reserved Matters Application - Means for Landscaping (replacement hedge) for phase one of the development previously approved under DC/16/2836/RM

Submission of details under SE/09/1283/OUT - the means of landscaping (replacement hedge) for the construction of (i) residential development (ii) primary school (iii) local centre including retail and community uses (iv) public open space (v) landscaping (vi) infrastructure, servicing and other associated works

**Applicant:** Miss Jessica Baker - Persimmon Homes (Suffolk)

## **Background:**

The application forms part of a previously approved reserved matters application for phase 1 of the wider North West Haverhill Site granted outline consent under SE/09/1283.

Phase 1 included a landscape corridor running east west, south of the primary road through the site between two separate parcels of development. The landscaping for this area was premised on the retention of the existing landscape feature, a mature hedgerow and associated vegetation. Following the unauthorised removal of this feature it was no longer possible to carry out the previously approved landscaping. As such a fresh reserved matters and associated plans detailing the replanting of this area have been submitted.

## **Proposal:**

The application seeks reversed matters approval in relation to landscaping only, for the replacement hedge and associated planting in the green corridor within the phase 1 reserved matters already granted under DC/16/2836/RM. The specific area to which the application relates is shown on the location plan copied below:



### **Site Details:**

The site forms the eastern section part of the wider strategic site identified by Policy HV3 of the Haverhill Vision 2031, granted outline approval under SE/09/1283. It is positioned on the north western edge of Haverhill, adjacent to Haverhill Road. The majority of the site is agricultural fields, although an area of Boyton Wood to the south is incorporated within the site where it runs along Ann Suckling Road.

This part of the site already has a reserved matters consent and building of this has commenced. However, this reserved matters application seeks approval for additional landscaping details to be read alongside the reserved matters already granted under DC/16/2836/RM.

### **Planning History:**

A concept statement for the NW Haverhill site was adopted by the Council in October 2007. The Masterplan was adopted in June 2009 with revisions to the density parameters and height parameters approved in 2011.

SE/09/1283 - 1. Planning Application - (i) construction of relief road and associated works (ii) landscape buffer 2. Outline Planning Application - (i) residential development (ii) primary school (iii) local centre including retail and community uses (iv) public open space (v) landscaping (vi) infrastructure, servicing and other associated works as supported by additional information and plans received 27th September 2010 relating to landscape and open space, flood risk, environmental statement, drainage, layout, ecology, waste, renewable energy and transport issues including treatment of public footpaths and bridle paths. - Application Granted - 27.03.2015

DC/16/1152/EIASCR - EIA Screening Opinion under Regulation 5 (1) of the Environmental Impact Assessment Regulations 2011 on the matter of whether or not the proposed development is an EIA development

DC/16/2836/RM - Reserved Matters Application - Submission of details under outline planning permission SE/09/1283/OUT - The appearance, layout, scale, access and landscaping for 200 dwellings, together with associated private amenity space, means of enclosure, car parking, vehicle and access arrangements together with proposed areas of landscaping and areas of open space for a phase of residential development known as Phase 1. – Approved September 2017.

### **Consultations:**

#### SCC Flood And Water Team:

Initial holding objection regarding deep rooting plants on and near suds embankments

#### Environment & Transport - Highways

Initial holding objection due to discrepancies with the layout and trees adjacent to highways infrastructure.

#### Ecology And Landscape Officer

Requested amendments to the species, planting and location of replacement hedge in relation to the other existing features on the site.

### **Representations:**

#### Haverhill Town Council -

'The Town Council STRONGLY SUPPORT this application.

It was noted that the proposal states the hedge is to be maintained for 3 years, the Town Council requested a condition be set that pro-active maintenance of the new hedge be maintained for 5 years.

In addition, the Council did not understand the Flood management objections as this is replacing a previous hedge on the same line, so a hedge would have been there anyway'

#### Public representations:

Site notices posted and 71 nearby addresses notified. No representations received.

### **Policy:**

On 1 April 2019 Forest Heath District Council merged with St Edmundsbury Borough Council to become a single Authority, West Suffolk Council. The development plans for the merged local planning authorities were carried forward to the new Council by Regulation. The Development Plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies document (which had been adopted by both Councils), set out policies for defined geographical areas within the new authority. It is

therefore necessary to determine this application with reference to policies set out in the plans produced by the now dissolved St Edmundsbury Borough Council

### **St Edmundsbury Core Strategy 2010**

- Core Strategy Policy CS1 - St Edmundsbury Spatial Strategy
- Core Strategy Policy CS2 - Sustainable Development
- Core Strategy Policy CS3 - Design and Local Distinctiveness
- Core Strategy Policy CS4 - Settlement Hierarchy and Identity
- Core Strategy Policy CS5 - Affordable Housing
- Core Strategy Policy CS7 - Sustainable Transport
- Core Strategy Policy CS8 - Strategic Transport Improvements
- Core Strategy Policy CS12 - Haverhill Strategic Growth

### **Haverhill Vision 2031**

- Vision Policy HV1 - Presumption in Favour of Sustainable Development
- Vision Policy HV2 - Housing Development within Haverhill
- Vision Policy HV3 - Strategic Site - North-West Haverhill
- Vision Policy HV4 - Strategic Site - North-East Haverhill
- Vision Policy HV8 - New and Existing Local Centres and Community Facilities
- Vision Policy HV12 - Haverhill North-West Relief Road
- Vision Policy HV18 - Green Infrastructure in Haverhill

### **Joint Development Management Policies Document 2015**

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM3 Masterplans
- Policy DM6 Flooding and Sustainable Drainage
- Policy DM7 Sustainable Design and Construction
- Policy DM10 Impact of Development on Sites of Biodiversity and Geodiversity Importance
- Policy DM11 Protected Species
- Policy DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity
  
- Policy DM13 Landscape Features
- Policy DM14 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards
- Policy DM20 Archaeology
- Policy DM42 Open Space, Sport and Recreation Facilities
- Policy DM44 Rights of Way
- Policy DM45 Transport Assessments and Travel Plans

### **Other Planning Policy:**

The NPPF was revised in February 2019 and is a material consideration in decision making from the day of its publication. Paragraph 213 is clear however, that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPD. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework;

the greater weight that may be given. The policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provision of the 2019 NPPF that full weight can be attached to them in the decision making process.

**Officer Comment:**

The application seeks reversed matters approval in relation to landscaping only, for the replacement hedge and associated planting in the green corridor within the phase 1 reserved matters already granted under DC/16/2836/RM. The principle consideration in determining this application is whether the proposed planting mix and precise location of that planting is appropriate to ensure the restoration of the natural green corridor that forms the backbone of the linear park within phase 1 of the Northwest Haverhill site.

The original reserved matters application sought to retain and enhance the existing landscape feature with as little fragmentation as possible. Following the unauthorised removal of the hedge, retention is no longer possible. However, the local planning authority has worked closely with the applicant's landscape architects and ecologists to ensure the replacement planting will result in the regeneration of the green space. The area has also been protected with fencing to prevent further incursion into the area. It is hoped that further protection with the appropriate replanting to enable the area to once again be a significant natural feature and provide the green relief to the developed parcels it was intended to in accordance with policies DM2, DM12 and DM13.

As with the previous scheme, it is proposed that the existing track be formalised by provision of a surfaced path. However, there would be no provision of formal play equipment within this space due to the lack of natural surveillance, safety concerns with the proximity of the Primary Road to the north and the issues regarding maintenance in this area. This is intended to be a natural space, which will in itself present play opportunities through imaginative use of the natural landscape.

The previous reserved matters conditions secured tree protection plans which encompassed the whole landscape feature and a similar condition will secure ongoing protection for the new hedgerow while it becomes established and while construction work is ongoing in the adjacent development parcels.

The local highway authority and the lead local flood authority raised concerns with some of the planting proposed in terms of the proximity of trees to drainage infrastructure and to highways. However, the planting that they refer to sits outside the redline for this application. Those planting details have been dealt with under a condition associated with the previous reserved matters application and are not relevant to the consideration of this particular application.

**Recommendation: Approve, subject to conditions:**

- 1. Approved plans
- 2. Approved planting mix
- 3. Timing of the planting
- 4. Retention of the planting
- 5. Tree protective fencing

**Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online.

Case Officer:	Penny Mills	Date:	11.07.2019
Development Control Manager:	Sarah Drane	Date:	11.07.2019